

re conveyance of land to H-T Corp. from Cerel Druker Redevelopment Corp.

**COMPLETION AND SATISFACTION
CERTIFICATE**

I, Joseph W. Lund, hereby certify that I am the Chairman of Boston Redevelopment Authority, a public body politic and corporate created pursuant to the General Laws of the Commonwealth of Massachusetts, Chapter 121, Section 26QQ, as successors to Boston Housing Authority with respect to redevelopment and renewal projects including the redevelopment and renewal project on the premises hereinafter described which were conveyed by said Boston Housing Authority to Cerel-Druker Redevelopment Corporation, a duly organized and existing Massachusetts corporation with its principal place of business in Boston, Suffolk County, Massachusetts (hereinafter called "Cerel-Druker"), by deed dated September 12, 1957, recorded with Suffolk Registry of Deeds, Book 7263, Page 345, and conveyed by Cerel-Druker to Boston Herald-Traveler Corporation, a duly organized and existing Massachusetts corporation with its usual and principal place of business in said Boston (hereinafter called "Herald") by deed dated September 12, 1957, recorded with said Deeds, Book 7263, Page 351, and further certify with respect to the following-described land:

Two parcels of land situated on or near Albany Street, Troy Street, Harrison Avenue and Castle Street in said Boston shown on a plan entitled Urban Renewal Division, Boston Housing Authority, New York Streets Project, UR Mass. 2-1, Land Disposition Plan by Hayden, Harding and Buchanan, Inc., Consulting Engineers, Boston 35, Mass., dated March 6, 1957, Revisions June 26, 1957, recorded with Suffolk Registry of Deeds, Book 7263, Page 345.

The FIRST parcel, being shown as Parcel No. 5 on said plan, is bounded and described as follows:

NORTHWESTERLY by Harrison Avenue, 624.58 feet;
NORTHERLY by the curved intersection of Harrison
and Castle Street, 30.95 feet;

This parcel was conveyed to Cerel-Druker and Herald subject to such public rights as exist in and over the same as a public highway.

NORTHEASTERLY by Castle Street, 412.31 feet;
EASTERLY by the curved intersection of Castle Street
and Albany Street, 31.88 feet;
SOUTHEASTERLY by Albany Street, 155.97 feet;
SOUTHWESTERLY by Parcel No. 6 as shown on said plan, 100 feet;
SOUTHEASTERLY again by said Parcel No. 6 and by Parcels No. 7
and No. 8 as shown on said plan, 333 feet;
NORTHEASTERLY by said Parcel No. 8, 100 feet;
SOUTHEASTERLY by Albany Street, 144.79 feet;
SOUTHERLY by the curved intersection of Albany Street
and Troy Street, 31.39 feet;
SOUTHWESTERLY by Troy Street, 412.07 feet; and
WESTERLY by the curved intersection of Troy Street and
Harrison Avenue, 31.43 feet.

Said parcel contains according to said plan 268,913.48 square feet and was conveyed to Cerel-Druker and Herald together with all of the grantor's interest in and to the fee and soil of those portions of said Albany Street, Castle Street, Troy Street and Harrison Avenue adjoining said Parcel No. 5 to the center lines of said streets and avenue.

Portions of the above-described land are registered land and are the premises described in Certificate of Title No. 62826 in the Suffolk Registry District.

The SECOND parcel, being shown in part as a portion of Castle Street on said plan, is bounded and described as follows:

NORTHWESTERLY by Harrison Avenue, 52.65 feet;
NORTHEASTERLY by land of the New York, New Haven and Hartford Railroad, 452.20 feet;
SOUTHEASTERLY by Albany Street, 42.35 feet; and
SOUTHWESTERLY by said Parcel No. 5, 452.32 feet.

This parcel was conveyed to Cerel-Druker and Herald subject to such public rights as exist in and over the same as a public highway.

Or however otherwise said parcels or either of them may be bounded or described and be all or any of said measurements or contents more or less.

that Cerel-Druker and Herald have with the sole exception of certain required planting satisfactorily completed all undertakings and have satisfied all the terms and conditions required by and contained in an agreement dated May 15, 1957, between said Cerel-Druker and said Boston Housing Authority. As provided in said deed to Cerel-Druker this certificate is conclusive determination of such satisfactory completion and hereafter said Cerel-Druker, its successors and assigns, are relieved of all further obligations, restrictions and conditions contained in said agreement dated May 15, 1957, as to the premises described herein excepting only said planting and such restrictions and covenants set forth in said deed to Cerel-Druker described as intended to run with the land.

Furthermore in accordance with the above and the provisions contained in said deed to Herald this certificate is conclusive determination that Herald has with the exception of said planting satisfactorily completed all undertakings and has satisfied all the terms and conditions required by and contained in an agreement dated June 13, 1957, between Cerel-Druker and Herald excepting only said planting and such restrictions and covenants set forth in said deed to Herald described as intended to run with the land.

WITNESS my hand and the seal of Boston Redevelopment Authority this *12th* day of August, 1959.

BOSTON REDEVELOPMENT AUTHORITY

By: *Joseph W. Lund*
Joseph W. Lund, Chairman

COMMONWEALTH OF MASSACHUSETTS

(LS)

SUFFOLK, ss

August 12, 1959

Then personally appeared Joseph W. Lund and acknowledged the foregoing instrument to be the free act and deed of Boston Redevelopment Authority,

Before me,

Johanna T. Dyckman
Notary Public
My commission expires: *12/20/63*

CERTIFICATE OF NOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following vote is a true and correct copy of the vote as finally adopted at a meeting of the Authority held on the twenty-ninth day of July, 1959, and duly recorded in this office.

VOTED: That Joseph W. Lund, Chairman of the Boston Redevelopment Authority, be and he hereby is authorized in its name and behalf to execute and deliver a Completion and Satisfaction Certificate presented to this meeting stating that Cerel-Druker Redevelopment Corporation and Herald-Traveler Corporation have satisfactorily completed all undertakings with respect to development of Boston Herald-Traveler land in the New York Streets area with the exception of certain required planting.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in the proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the Completion and Satisfaction Certificate to which this Vote is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and the certificate is hereby executed under such official seal.

(6) That Joseph W. Lund is the Chairman of said Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 13th day of August, 1959.

BOSTON REDEVELOPMENT AUTHORITY

By:

Kane Simonian
Kane Simonian, Secretary

(LS)

MADE HONORARY MEMBER
BY: John J. [Signature]

BOSTON TRADEMARKED SOCIETY

July 1st 1930

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and

(1) That the undersigned is duly authorized to execute this certificate.

(2) That Joseph A. [Signature] is the Chairman of said Association.

certification is hereby executed under seal of said Association.

Witness the official seal of the Boston Trade-Mark Society and the

(3) That it is the intention of the said Association to confer

to members in its jurisdiction the right to use the word "BOSTON"

(4) That the Association and its members are authorized to make the same

properly certified and official records.

in witness whereof the undersigned has hereunto set his hand and seal on this 1st day of July 1930 at Boston, Massachusetts.

(5) That the undersigned has duly executed and signed this certificate

of said Association.

Witness the official seal of the Boston Trade-Mark Society and the

July 1st 1930 and the undersigned has hereunto set his hand and

officially authorized and the undersigned has hereunto set his hand and

(6) That the undersigned has duly executed and signed this certificate

of said Association.

Witness the official seal of the Boston Trade-Mark Society and the

(7) That the undersigned has duly executed and signed this certificate

of said Association.